

# Rezoning Petition No. 2020-086

Greystar GP II, LLC, Petitioner

Community Meeting

September 29, 2020

# Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Information on Greystar
- V. Review of Rezoning Plan
- VI. Questions



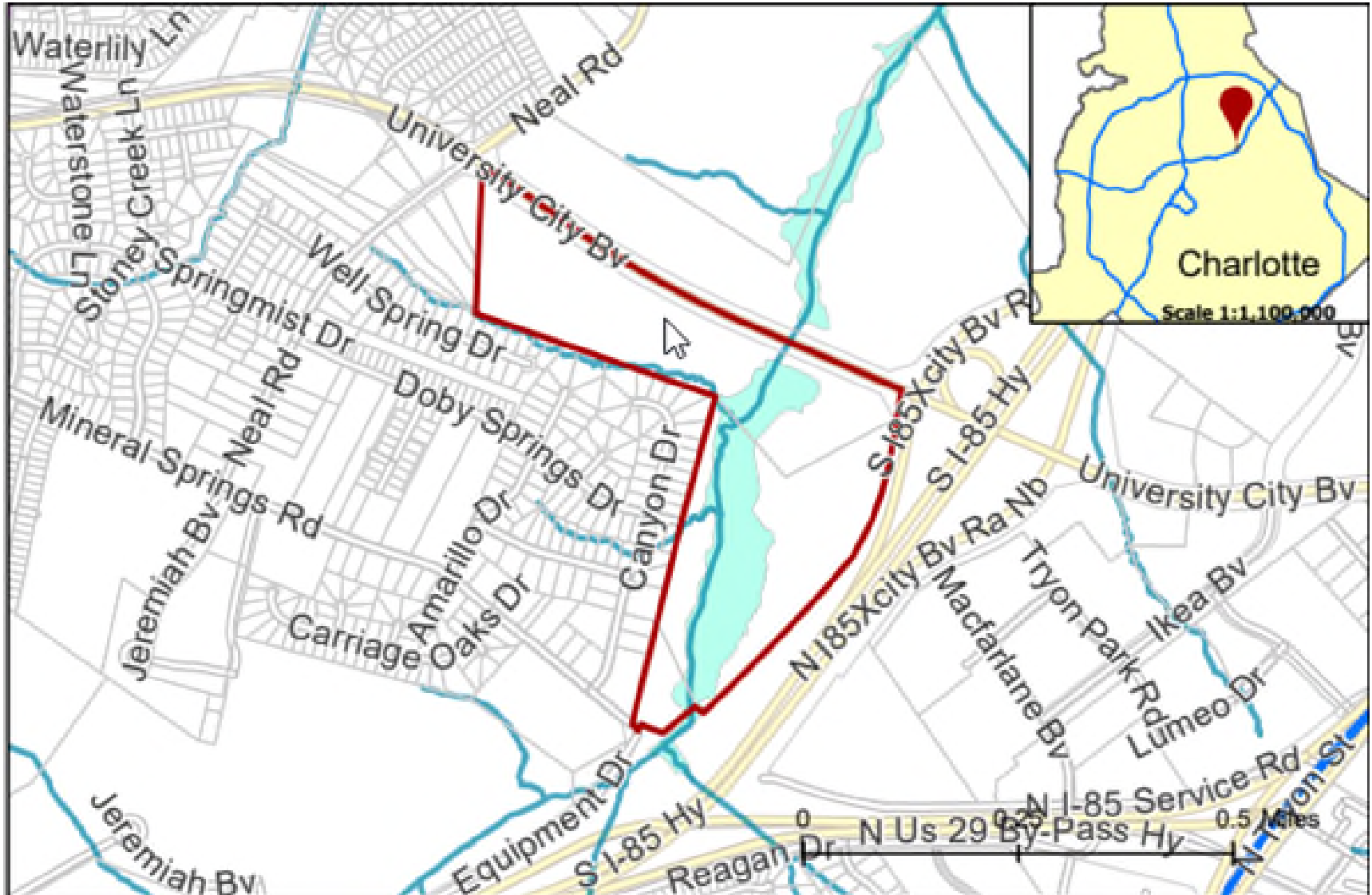
# Rezoning Team

- Zach Spencer, Greystar
- Josh Glover, Greystar
- Kory Jeter, Greystar
- Mark Kime, LandDesign
- Randy Goddard, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

# Current Rezoning Schedule

- Public Hearing: Monday, November 16, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 1, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

## Site – 71.94 Acres





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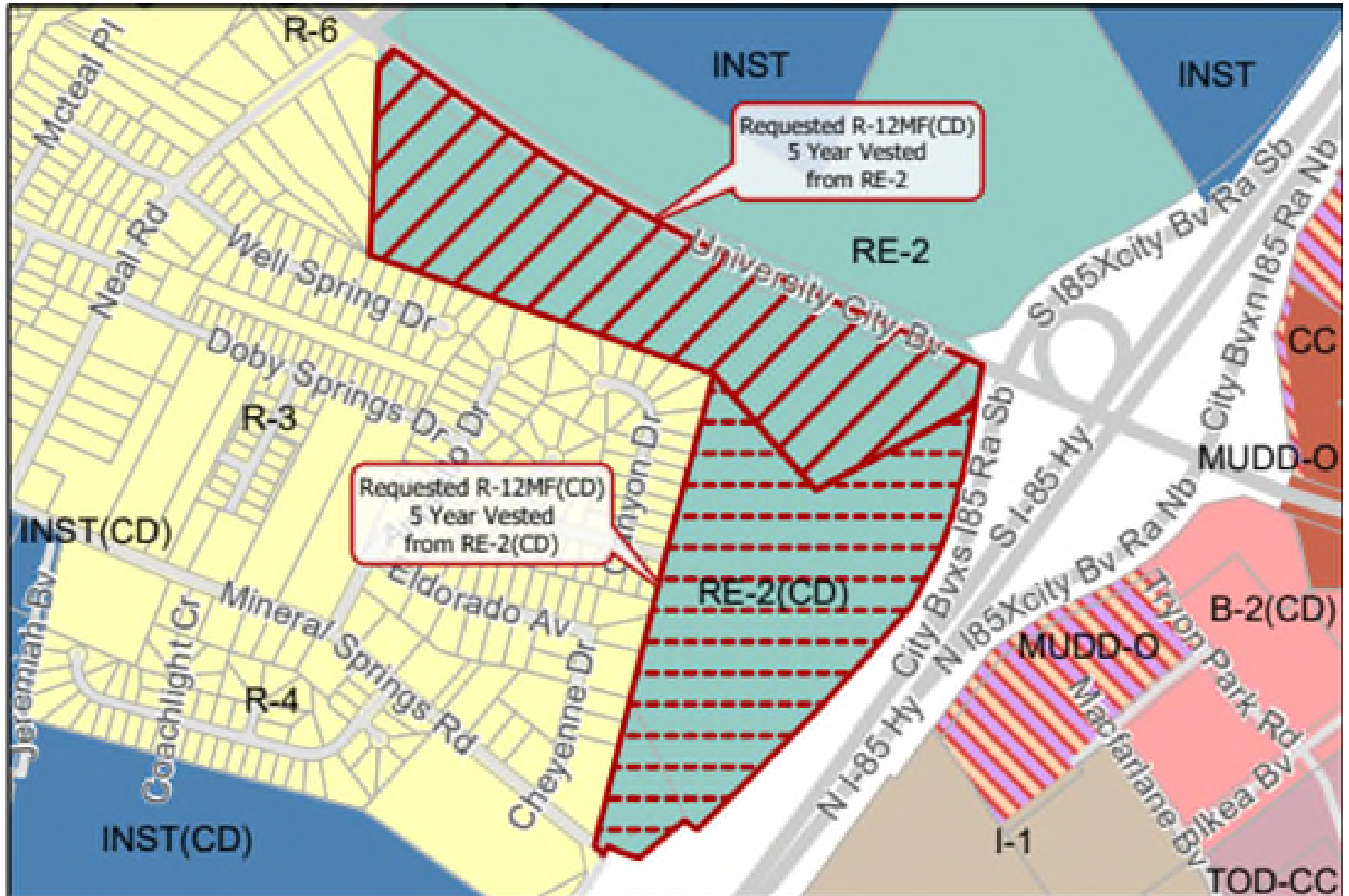




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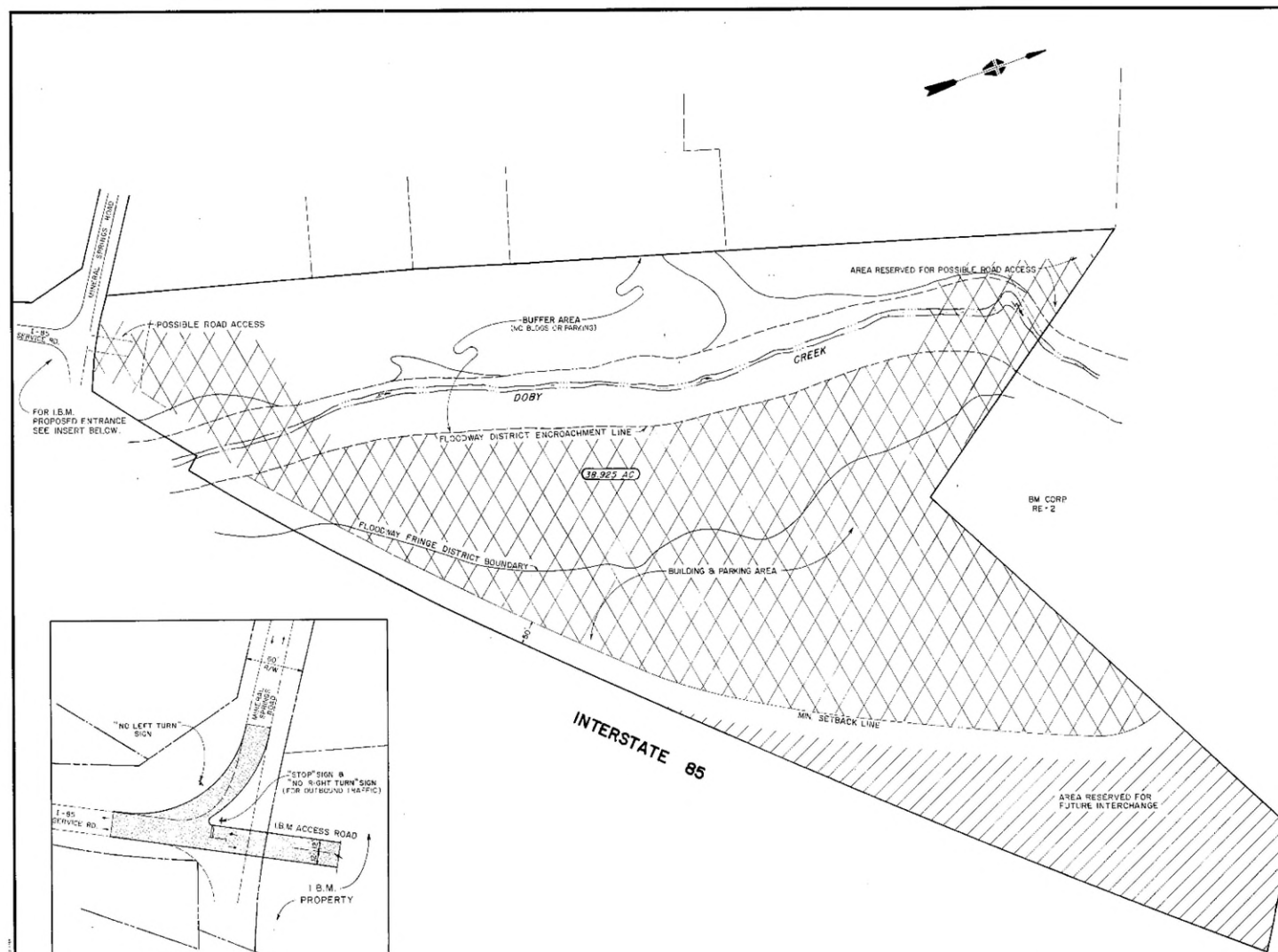
# Current Zoning of the Site and Nearby Parcels







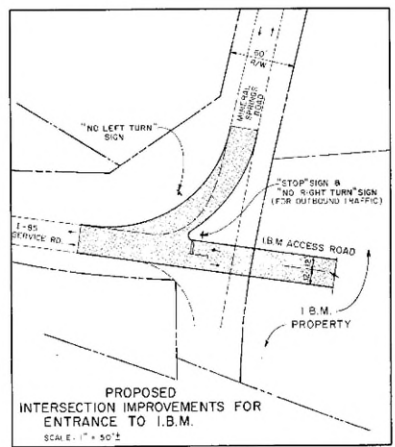
## Currently Approved Rezoning Plan for the Southern Portion of the Site



**NOTES**

1. ACCESS TO I-85 SERVICE ROAD MAY BE NECESSARY. IBM WILL WORK WITH LOCAL TRANSPORTATION STAFF TO ARRIVE AT A DESIGN TO DISCOURAGE AND/OR PROHIBIT USE OF MINERAL SPRINGS ROAD.
2. PARKING AND SIGNING WILL CONFORM TO RE-2 ZONING. IBM WILL RESERVE AREA FOR FUTURE INTERCHANGE AND ROAD IF IT BECOMES PART OF LOCAL THOROUGHFARE PLAN.
3. ALL DEVELOPMENT OTHER THAN ACCESS ROAD TO BE LOCATED EAST OF DOBY CREEK.
4. TOTAL AREA TO BE REZONED: 58,909 AC.
5. MAXIMUM BUILDING AREA: 400,000 SF ± 10%
6. PRESENT ZONING: R-12
7. PROPOSED ZONING: HO-2 (CD)
8. PROPOSED USAGE: ALL USES ALLOWED IN RE-2
9. IN THE EVENT THAT THE AREA SHOWN FOR FUTURE INTERCHANGE PURPOSES IS NOT IMPLEMENTED, THEN THIS AREA MAY BE USED FOR ALL USES ALLOWED IN THE RE-2 DISTRICT. \* MAXIMUM TOTAL OF 100,000 SF OF ADDITIONAL BUILDING AREA SHALL BE PERMITTED. A 50' SETBACK ALONG I-85 WILL BE OBSERVED.

1986-52C



NOTE: THIS MAP WAS DRAWN FROM EXISTING MAPS AND RECORDS

**PRINTED**

OCT 24 1986

RALPH WHITEHEAD & ASSOCIATES  
CONSULTING ENGINEERS

**FOR INFORMATION ONLY**  
APPROVED BY COUNTY COMMISSION  
DATE 11-17-86

REV. NO.	REVISION DESCRIPTION	APPROVAL Initial and Date
<b>PROPOSED REZONING MAP OF</b> <b>I.B.M. CORPORATION PROPERTY</b> <b>ALONG INTERSTATE 85</b> MALLARD CREEK TOWNSHIP MECKLENBURG COUNTY, NORTH CAROLINA		
RALPH WHITEHEAD & ASSOCIATES CIVIL, CITY, STATE, COUNTY, LOCAL		
Sheet	GLB	Sheet
Date	11-17-86	Date
Scale	1" = 100'	Scale
Project No.	1827 (562)	Project No.
Drawn by	GLB	Drawn by
Checked by	GLB	Checked by
Approved by	GLB	Approved by
Project No.	1827 (562)	Project No.
Drawn by	GLB	Drawn by
Checked by	GLB	Checked by
Approved by	GLB	Approved by



# Rezoning Request

Requesting that the site be rezoned from the RE-2 and RE-2 (CD) zoning districts to the R-12 MF (CD) zoning district to accommodate a multi-family residential community on the site that could contain a maximum of 863 multi-family dwelling units

Maximum Density: 12 dwelling units per acre

Some of the dwelling units would be townhome style dwelling units

Architectural standards are included on the Rezoning Plan

Site would be developed in phases



Greystar



# Greystar Real Estate Partners

Greystar is a vertically integrated real estate company that develops, owns and operates multifamily properties. Currently, Greystar has over 400 employees and manages over 15,000 apartment homes across the Charlotte region.

Greystar partners with the following community organizations in Charlotte:



# Ascent Uptown





# Overture Cotswold





# Overture Providence



# Elan Indian Trail







# Rezoning Plan





# Questions